



MEMORANDUM

Date: October 19, 2023

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Planning Director
Jon Baughman, Deputy Planner

Re: Village at Pleasant Grove Ph. 2
Final Plat
Map - 076
Parcel(s) – 040.00

Request: Matt Gardner of Image1 Co. has submitted a Final Plat approval request for Village at Pleasant Grove Ph. 2 on Pleasant Grove Road in District 3.

Analysis: This subdivision is located on the south side of Pleasant Grove Road, west of the Church of Pleasant Grove and is known as the Baretta property. It is presently undeveloped, wooded with two ponds and a barn. A Preliminary Master Development Plan for the Village at Pleasant Grove was approved in October 2021 and a Final Master Development Plan in 2022. A Final Plat for Ph. 1 was approved in March 2022.

Phase 2 Final Plat includes four lots over 16.76 acres. Lots 1 (1.12ac), 2 (0.96ac) and 3 (10.13) are commercial outparcels along Pleasant Grove Road zoned CMU-PUD and lot 4 (4.53) is zoned RS-40. Setbacks are not identified. The recording signature block language is incorrect and needs to be corrected.

Summary: A few of the comments from open tech review have not yet been addressed though they are minor in nature and may be addressed via the conditions below.

Recommendation: Staff recommends approval of the Final Plat for Village at Pleasant Grove Ph. 2 on Pleasant Grove Road, subject to the conditions found below:

Planning and Zoning:

1. Add building setbacks to the Final Plat before submitting for signatures.
2. Correct the language in the recording signature block.
3. Provide addresses on the plat prior to submitting for recording.

Public Works:

1. Show all easements and ROW dedication on the plat as detailed in the development plan.
2. At the time that Lot 4 is developed, the roadway within the Villages of Pleasant Grove shall be extended and/or realigned to connect to Pleasant Grove Road opposite Catalpa Drive.

West Wilson Utility District:

1. An on-site visit has not been made to verify the location of the water lines and related appurtenances.
2. The existing water lines are not shown.